

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency Public Works Department	(2) MEETING DATE 5/20/2014	(3) CONTACT/PHONE Machelie Vieux, Deputy Director General Services 781-5200 Dave Flynn, Deputy Director Public Works	
(4) SUBJECT Submittal of a resolution to initiate proceedings for the dissolution of San Luis Obispo County Service Area No. 17 in California Valley and to designate the remaining fund balance be used for public facilities in or within 10 miles of the service area; and authorize a budget adjustment of approximately \$105,000 for repairs to the Simmler Community Building located at 10750 Carrisa Highway in Simmler. District 5.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1.) Approve the resolution to initiate proceedings for the dissolution of San Luis Obispo County Service Area No. 17 in California Valley and designate the remaining fund balance be used for public facilities in or within 10 miles of the service area. 2.) Authorize a budget adjustment in an amount of approximately \$105,000 for repairs to the Simmler Community Building from all remaining County Service Area No. 17 funds in Fund Center 502 and 503 to Maintenance, Fund Center 200, by 4/5 vote, contingent on Local Agency Formation Commission (LAFCO) approval of the dissolution.			
(6) FUNDING SOURCE(S) CSA 17 Fund Center 502 and 503	(7) CURRENT YEAR FINANCIAL IMPACT \$105,000	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? No
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1314143 <input checked="" type="checkbox"/> 4/5 Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>05/12/1969</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Emily Jackson			
(18) SUPERVISOR DISTRICT(S) District 5			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Machelie Vieux, Deputy Director General Services
781-5200
Public Works Department/Dave Flynn, Deputy Public Works Director

DATE: 5/20/2014

SUBJECT: Submittal of a resolution to initiate proceedings for the dissolution of San Luis Obispo County Service Area No. 17 in California Valley and to designate the remaining fund balance be used for public facilities in or within 10 miles of the service area; and authorize a budget adjustment of approximately \$105,000 for repairs to the Simmler Community Building located at 10750 Carrisa Highway in Simmler. District 5.

RECOMMENDATION

It is recommended that the Board:

- 1.) Approve the resolution to initiate proceedings for the dissolution of San Luis Obispo County Service Area No. 17 in California Valley and designating the remaining fund balance to be used for public facilities in or within 10 miles of the service area; and
- 2.) Authorize a budget adjustment in an amount of approximately \$105,000 for repairs to the Simmler Community Building from all remaining County Service Area No. 17 funds in Fund Center 502 and 503 to Maintenance, Fund Center 200, by 4/5 vote, contingent on Local Agency Formation Commission (LAFCO) approval of the dissolution.

DISCUSSION

San Luis Obispo County Service Area No. 17 (CSA17) was formed on May 12, 1969 for the purpose of financing the installation of electrical lines and poles by contract with Pacific Gas and Electric Company in California Valley. The installation of electrical lines and poles was completed in 1972 and the debt financing was fully re-paid in 1991. Since the purpose of CSA17 has been accomplished, the County is initiating proceedings to dissolve the service area and use the remaining funds for public facilities located within the service area or within a 10 mile area surrounding CSA17. The Simmler Community Building is such a public facility and is in need of repairs (see Attachment 1- Location Map).

The Simmler Community Building is a 3,270 square foot facility which was originally built in 1891 as a school house. It was moved to the current location in 1910, and has been used as a community building since 1955. The facility serves as a public meeting place and is used by the community for a variety of events. A Historical Resources Evaluation completed in January 2014 stated that the building is significant to the development of the Carrisa Plain/Simmler area and serves as a good example of a rare architectural type for school buildings in San Luis Obispo County. The report further states that the building has retained its integrity, therefore it is worthy of rehabilitation.

An inspection of the building confirmed that numerous repairs are needed. The foundation system, roof, electrical, plumbing, windows, subfloor venting, walls, furnace, and front porch require repair. The foundation of the Community Building is failing and is the most urgent repair needed. The Carrisa Plain Heritage Association, a non-profit 501-(c)(3) corporation, that manages the building has been consulted and has confirmed the foundation repair should be the first priority.

Maintenance funds in the amount of \$150,000 were initially used in an attempt to fund repairs. However, the severe degradation of the foundation, the extensive repair work needed, and the need for a historic evaluation made the project

unaffordable. Initial estimates to fully repair the facility were approximately \$300,000. Options such as demolition, replacement, and rebuilding were considered. However, the costs for the alternatives exceeded the budgeted amount and the recently completed historic evaluation stated that the rare architecture of the Simmler Building was worthy of retaining. After funding from the project was used for the Historic Resources Evaluation, other structural inspections, and staff time, approximately \$140,000 currently remains in the project.

Using the remaining funds in CSA17 for repair of the Simmler Community Building is consistent with intent to use the funding for projects in the areas which generated the funds. In order to dissolve CSA17, a resolution declaring the Board's intention and the purpose for the remaining funds must be presented to the LAFCO, whose approval is required to dissolve the district. If approved, Public Works staff will present the resolution (Attachment 2), to LAFCO. These actions would begin the steps to allow the County to preserve the historic facility, which is supported by the local community.

OTHER AGENCY INVOLVEMENT/IMPACT

The Department of Public Works prepared the resolution. County Counsel has approved the resolution as to form and legal effect. Once approved by the Board, the resolution will be presented to the Local Agency Formation Commission to proceed with the processing of the dissolution of CSA17.

FINANCIAL CONSIDERATIONS

The remaining residual funds for CSA17 are approximately \$115,000, and vary slightly because of interest earned and Public Works staff time charged to the funds. Staff time for Public Works to process the dissolution of CSA17 is estimated at \$10,000, leaving a remaining balance in CSA17 Fund Centers 502 and 503 estimated at approximately \$105,000. After the remaining fund balance from the dissolution of CSA17 is known, GSA will coordinate with the Auditor Controller Treasurer Tax Collector's Office to finalize the amount of the budget adjustment. This transfer will only occur if the dissolution is approved by LAFCO. Approval by the Board and LAFCO to dissolve CSA17 will enable staff to transfer funds to Maintenance, Fund Center 200 for repairs to the Simmler Community Building. Funding of the project will address the most critical and high priority deficiencies such as repair of the foundation and structural issues. Initial estimates for the full repair were approximately \$300,000. Staff, in partnership with the Carrissa Plain Heritage Association, continues to pursue other sources of funding to complete the full repairs.

RESULTS

Approval of the resolution and authorizing the budget adjustment will allow staff to proceed with dissolution of CSA17, and enable funding of repairs for the Simmler Community Building. This action contributes to the Communitywide Results of a livable community by enabling community gatherings.

ATTACHMENTS

1. Location Map
2. Resolution for CSA17